



## NARRATIVE INFORMATION SHEET

1. **Application Identification:** City of Ithaca, 108 East Green Street, Ithaca, NY 14850
2. **Funding Requested:**
  - a. Assessment Grant Type: Community-Wide
  - b. Federal Funds Requested:
    - i. \$300,000
    - ii. N/A
  - c. Contamination: Hazardous Substances: \$195,000 and Petroleum: \$105,000
3. **Location:**
  - a. City: Ithaca
  - b. County: Tompkins County
  - c. State/Tribe: New York
4. **Property Information for Site-Specific Proposals:** N/A
5. **Contacts:**
  - a. Project Director: Nels Bohn, Director of Community Development, Ithaca Urban Renewal Agency, 108 E. Green Street, 3rd Floor, Ithaca, NY 14850; Phone: 607-274-6547; Email: nbohn@cityofithaca.org
  - b. Chief Executive/Highest Ranking Elected Official: Mayor Svante Myrick, City of Ithaca, 108 E. Green Street, 3rd Floor, Ithaca, NY 14850; Phone: 607-274-6501; Email: mayormyrick@cityofithaca.org
6. **Population:** 30,999
7. **Other Factors Checklist:**

Other Factors	Page #
Community population is 10,000 or less.	N/A
The applicant is, or will assist, a federally-recognized Indian tribe or United States territory.	N/A
The priority brownfield site(s) is impacted by mine-scarred land.	N/A
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be	Yes, see pages 1,

contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	2, 3, 4, 5, 6
The priority site(s) is in a federally designated flood plain.	Yes, see page 2
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or will incorporate energy efficiency measures.	Yes, see pages 3, 8, 9
30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.	Yes, see pages 1, 7, 8, 9

8. **Letter from the State or Tribal Environmental Authority:** See attached

# NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Bureau of Program Management

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November 22, 2019

Nels Bohn  
Director of Community Development  
Ithaca Urban Renewal Agency  
108 East Green Street  
Ithaca, NY 14850

Dear Mr. Bohn:

This is to acknowledge that the New York State Department of Environmental Conservation (DEC) received a request from Sustainable Strategies DC on behalf of the Ithaca Urban Renewal Agency, dated November 19, 2019, for a state acknowledgement letter for a Federal Year 2020 United States Environmental Protection Agency (USEPA) Brownfields grant.

I understand that the Ithaca Urban Renewal Agency plans to submit a Brownfield Community-wide Assessment Grant application for hazardous substances and petroleum in the amount of \$300,000. Focus of the funding will be to conduct Phase I and Phase II Environmental Site Assessments on priority sites located in and around the Cayuga Waterfront and in downtown Ithaca with promising redevelopment prospects. In addition to the site assessments, funding will be allocated to conduct associated planning (including reuse planning) and community involvement activities. Please note that the USEPA criteria for a community-wide assessment grant specifies that, if selected, the Ithaca Urban Renewal Agency may only expend up to \$200,000 of the grant on a specific site.

DEC encourages initiatives to redevelop brownfields with the goal of mitigating any environmental and health impacts that they might pose.

Sincerely,



Theodore Bennett  
Director  
Bureau of Program Management

ec: T. Wesley, USEPA Region 2  
A. Devine, USEPA Region 2  
S. Edwards, DEC Albany  
H. Warner, DEC Region 7  
S. Lizlovs, DEC Region 7  
A. Seth, Sustainable Strategies DC



Department of  
Environmental  
Conservation

## ITHACA COMMUNITY-WIDE ASSESSMENTS TO SPUR CAYUGA WATERFRONT INVESTMENTS

### I. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

#### a. TARGET AREA & BROWNFIELDS

**i. Background & Description of Target Area** – Located in Central New York along the southern shore of Cayuga Lake, the City of Ithaca (population 30,999) is a regional engine of economic growth. Founded in 1790, the community became a transshipping point for salt from curing beds near Salina, New York to buyers south and east. Ithaca later became the trading center for Cayuga gypsum (used as fertilizer) when the War of 1812 cut off access to Nova Scotia sources. In the 1800s, the Ithaca and Oswego Railroad connected the city to the world. More industry developed in the late 19<sup>th</sup> century, including the Ithaca Gun Company (famous for its decorative shotguns, as used by Annie Oakley) and the Morse Chain Company (maker of power transmission equipment for industrial applications). Today, Ithaca is home to Cornell University as well as Ithaca College, both of which help to foster economic prosperity and innovation throughout the Greater Tompkins County region, state and nation through research that leads to emerging technologies and new businesses. The region's tourist destinations also attract an estimated 850,000 visitors annually, with associated spending of \$156 million. Tompkins County's economy has grown steadily from about 17,000 private sector jobs in 1960 to 59,300 in 2013. During the same period, the local economy experienced significant restructuring, with services (including higher education, health and technology) replacing traditional manufacturing as the dominant sector. Advanced technology and electronics also represent rapidly growing segments of Ithaca's economic picture. Ithaca's Downtown and Waterfront areas are littered with brownfields, often from light industrial and manufacturing operations.

Ithaca sits at the nexus of agricultural and manufacturing jobs, innovative businesses, and education services, resulting in a potpourri of college students, young families, and senior citizens. The community is ethnically-diverse, with significant populations of Asian (17.6% compared to 5.4% nationally) and foreign-born residents (17.5% compared to 13.4% nationally). Though Ithaca is known as a college town, Census Tracts 1 and 10 have 15.0% and 17.4% of their respective populations at or above age 65. More than 9% of Census Tract 8 residents are under the age of five, compared to New York (5.9%) and the United States (6.2%). Due to multiple schools and investments in transit, a third of residents don't own a private vehicle; 51% commute by walking or transit.

	United States	New York	Tompkins County	Ithaca	Tract 1	Tract 8	Tract 10
Percent Minority	27.0%	36.2%	19.6%	<b>31.4%</b>	<b>30.8%</b>	23.4%	<b>28.1%</b>
Under Age 5	6.2%	5.9%	4.2%	2.4%	1.8%	<b>9.1%</b>	3.8%
Age 65 or Older	14.9%	15.2%	12.7%	5.8%	<b>15.0%</b>	4.8%	<b>17.4%</b>
No Vehicle Available	8.8%	29.0%	14.7%	<b>33.3%</b>	<b>50.9%</b>	<b>19.8%</b>	<b>33.7%</b>
Commute by Transit	5.1%	28.2%	6.5%	<b>12.8%</b>	<b>31.6%</b>	<b>14.4%</b>	<b>18.5%</b>
Walk to Work	2.7%	6.3%	14.2%	<b>38.4%</b>	<b>32.7%</b>	<b>27.4%</b>	<b>15.9%</b>

Brownfields and potentially contaminated sites have a sizable impact on this small community and have hindered Ithaca's growth and placemaking. Key brownfields are located in Census Tracts 1, 8, and 10 and many are in Ithaca's two Opportunity Zones. While Ithaca seeks to encourage maker spaces and continued innovation, brownfields redevelopment efforts will focus on reshaping the Waterfront into a more mixed-use space in order to attract young talent to the city. Now, Ithaca and the City's Urban Renewal Agency are poised to encourage waterfront revitalization and capture the projected \$280 million in public and private investments by 2025. The project scope will concentrate initial assessments and reuse planning on sites with promising reuse prospects.

**ii. Description of Priority Brownfield Sites** – Ithaca has an array of catalytic brownfields poised for reinvestment – complementing local plans to increase access to the Cayuga Waterfront, promote affordable housing, and encourage new business development and innovation. Key sites include:

- **Inlet Island** (410-426 Taughannock Boulevard): Located in the Cayuga Waterfront Opportunity

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Zone along the waterway, Ithaca now owns a site with historic petroleum bulk storage uses. Preliminary site investigation conducted by the City's preferred developer confirmed the presence of petroleum-contaminated soils present at a depth of 2 to 8 feet at selected locations. Ithaca is eager to conduct a Phase II assessment and proceed to cleanup for reuse as live-work housing. The property is situated in Federal Emergency Management Agency (FEMA) Flood Zone A4.

- ***Immaculate Conception School*** (309 N. Corn Street): Near the Waterfront and located within the Opportunity Zone, this 2-acre former school site has been purchased for \$2.85 million. The old building complex is in need of assessment resources to evaluate asbestos and lead-based paint contamination. A site across the street was historically a manufactured gas plant operated for early street lighting. Affordable housing is planned for the site.
- ***New York State Department of Transportation (NYS DOT) Maintenance Site*** (Terminus of Third Street): Located in the Cayuga Waterfront Opportunity Zone, this state maintenance facility and salvage yard of over 50 years is relocating to free up 7.6 acres of prime real estate for mixed-use redevelopment. A Phase I has been conducted in prior years, and an updated Phase I and potential Phase II will need to be completed. Potential pollution at the facility includes salt contamination in the soil and groundwater. The site is located in FEMA Flood Zone A4.
- ***Carpenter Business Park*** (Carpenter Road): This business park site is well-positioned within the Cayuga Waterfront area. Historic railroad spurs to salt brines located on the site raise questions about potential subsurface contamination. Located in FEMA Flood Zone C, the parcel has been acquired by the Cayuga Medical Center for mixed-use development.
- ***Taber Street Automobile Service*** (805-813 Taber Street): Located just south of the Cayuga Waterfront Opportunity Zone and adjacent to water, this operational auto repair business is located adjacent to a salvage yard. Potential hazards include asbestos and heavy metals, including lead, arsenic, mercury, cadmium, chromium, and other contaminants. Commercial reuse is planned for the site. It is located in FEMA Flood Zone B.

Health disparities (asthma, cancer, heart disease) are prevalent in neighborhoods near targeted brownfields. Exposure pathways may be contributing to these health effects. Contaminants in the floodplain may also migrate due to a high water table, flash flooding or Cayuga Lake overflows.

### **b. REVITALIZATION OF THE TARGET AREA**

**i. Reuse Strategy & Alignment with Revitalization Plans** – Redevelopment opportunities are lining up along the Waterfront and in federally-designated Opportunity Zones. To revitalize the Waterfront, Ithaca needs to assess, plan for reuse, and remediate key brownfields. This will open up sites for redevelopment and stimulate reinvestment along Cayuga Lake – critical to Ithaca's future economic prosperity. This project aligns perfectly with EPA's plans to leverage federal investment in Opportunity Zones and help communities improve health, safety, and economic competitiveness.

Brownfields redevelopment supports local plans. Ithaca's Comprehensive Plan, "*Plan Ithaca*," as well as recent economic trends, recognize the potential of the Cayuga Waterfront and affirms that a primary community goal is to "reconnect the city with its Cayuga Lake waterfront and stimulate economic development." In addition, the *NYS Local Waterfront Revitalization Plan: Cayuga Lake Waterfront Plan*, adopted by the City, recommends that Ithaca "stimulate water-dependent and water-enhanced development." It specifically calls for redevelopment of the NYS DOT site, Inlet Island, and the West End waterfront. Ithaca seeks to transform its Cayuga Waterfront with new retail, mixed-use development, mixed-income housing, innovative new businesses, and an ever-expanding farmers market. As a part of this, the City is working with NYS DOT to relocate a snow plowing and road salt storage facility to open a key waterfront site for mixed-use development.

Reuse for specific sites includes:

- ***Inlet Island*** (410-426 Taughannock Blvd.): A developer is already planning to build a 16-unit

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live-work housing project adjacent to this site. Following assessment and any needed remediation, the City is eyeing a proposal to build a second live-work space with 40-50 units.

- **Immaculate Conception School** (309 N. Corn St.): With a multi-million dollar site purchase, new developers intend to build a 75-unit affordable housing project on this former school.
- **NYS DOT Maintenance Site**: Upon assessment completion, Ithaca plans to repurpose the site with mixed-use development, restaurant space, and an expanded farmers market.
- **Carpenter Business Park** (Carpenter Rd.): Located in the Cayuga Waterfront OZ, the Cayuga Medical Center acquired this undeveloped 8-acre parcel for a mixed-use project including a clinic and over 100 housing units.
- **Taber Street Automobile Service** (805-813 Taber St.): Near other retail and commercial areas, this site is envisioned as a boutique winery and fortified wine shop.

**ii. Outcomes & Benefits of Reuse Strategy** – Funding will help address regional environmental and health challenges by identifying hazardous substances and petroleum; enabling cleanup to eliminate direct contact, inhalation, and indoor vapor intrusion from contaminants; limiting exposure to carcinogenic, mutagenic and teratogenic substances for those especially at-risk like children, seniors, and pregnant women; and identifying contaminated groundwater that impacts regional drinking water and freshwater. Redevelopment will reverse the neighborhood’s slide, providing employment, rising wages, healthy food options, enhanced public safety, and improved mobility. This strategy will also promote sustainable, mixed-use redevelopment and affordable housing near the Cayuga Waterfront and Flood Control Relief Channels to complement present riverfront spaces and improve quality of life while removing blight and increasing community pride.

As described, Ithaca is focused on achieving broader regional sustainability benefits including Complete Streets, walkable neighborhoods, affordable housing, clean energy deployment, and other revitalization on its brownfields. New redevelopment opportunities are also forming along Cayuga Lake and the north shore of the Cascadilla Creek waterfront, with over \$75 million of projects underway that include public spaces for recreation, expansion of the Ithaca Farmers Market, the preservation of 2.2 acres of community gardens, an “Innovation District” at Cornell University for entrepreneurs, food markets, maker spaces, medical facilities, mixed-use development, a boutique winery, and the comprehensive City Harbor revitalization.

Ultimately, the City is ready to reinvent the waterfront and capture the projected \$260 million in private development by 2025. EPA Brownfields funding will also leverage over \$23 million in locally committed dredging and infrastructure funds. An estimated 200 new jobs will be created in the area. Redevelopment will generate \$500,000 in annual City tax revenues.

### c. STRATEGY FOR LEVERAGING RESOURCES

#### i. Resources Needed for Site Reuse

Source	Purpose/Role	Amount	Status
NYS DOT	Relocation of maintenance facilities to open 7.6 acres of waterfront	\$22 million	Secured and publicly announced in 2018
Federal Transit Administration	Supported downtown bus service to improve accessibility along key economic corridors with brownfields	\$4.5 million	Secured
U.S. Department of Transportation (DOT)	Supported waterfront trails connecting directly to Cayuga Waterfront Trail system	\$3.3 million	Secured
NYS Department of Environmental Conservation	To support waterfront dredging along existing development areas	\$5 million	Secured and committed
NYS Homes and	For Carpenter Business Park	\$10 million	Pending

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Community Renewal	developer (Park Grove) to support 42-unit LIHTC project		
NYS Homes and Community Renewal	For LIHTC assistance for 75-unit redevelopment of Immaculate Conception site	\$17 million	Pending
Opportunity Funds	Encourage private investment in distressed communities	N/A	Two designations in 2018

In 2018, the City expanded eligibility for its Community Investment Incentive Tax Abatement Program to extend financial incentives to stimulate targeted redevelopment west of Route 13. Additionally, the City modified zoning to facilitate dense, mixed-use projects and eliminated the requirement for off-street parking in the waterfront zone. Ithaca is also prioritizing its brownfields renewal in its Opportunity Zones, where the City and its development partners are already planning investments. This will focus federal, state, local, and private resources on those sites that are not only most primed for investment, but also in distressed communities that will benefit the most from such focus. Ithaca's prior EPA Brownfields Cleanup grant leveraged \$24.8 million through 2014 in private investment, and Ithaca expects similar leveraged funding stemming from this Assessment grant.

**ii. Use of Existing Infrastructure** – Brownfields cleanup will also facilitate the use of existing infrastructure. Multiple sites are situated along existing roadways or just blocks from Route 13, a major thoroughfare through western Ithaca. The NYS DOT, Taber Street, Inlet Island, and Carpenter Business Park sites are all served by an existing railroad line that connects the Cayuga Waterfront to parts of Western New York and Pennsylvania. Moreover, all sites have utilities available on site and are within the existing urbanized boundary served by municipal water and sewer lines, sidewalks and pedestrian trails. Thus, not only are these sites sustainably making use of existing infrastructure, but many are prime waterfront sites for redevelopment – a key part of Ithaca's investment focus over the next decade. In addition, Ithaca seeks to upgrade its Route 13 corridor to better connect the Cayuga Waterfront area to its Downtown. The City's next step is to pursue DOT BUILD and Economic Development Administration (EDA) Public Works resources to redesign the Route 13 corridor.

## **II. COMMUNITY NEED & COMMUNITY ENGAGEMENT**

### **a. COMMUNITY NEED**

**i. The Community's Need for Funding** – With a population of only 30,999, Ithaca is a small community with a disproportionately limited tax base as much of its land being occupied by educational institutions and over 60% of its tax base is tax-exempt. As a regional economic engine, Ithaca provides services during the workday to out-of-town workers who do not live in the City or pay property taxes, putting an undue strain on the local government. Moreover, New York recently adopted property tax caps that limit municipal levies.

Ithaca's median household income is just \$31,967, compared to New York (\$62,765) and national rates (\$57,652). According to the Robert Wood Johnson Foundation, Tompkins County has seen a rising trend of children in poverty over the past 15 years, which is now at roughly 15%.

In addition, rural communities, farmers, and agricultural suppliers in the Greater Ithaca and Tompkins County region are struggling to make ends meet in a more demanding and globally-competitive agricultural economy. The Ithaca Farmers Market, an economic anchor for three decades on the Cayuga waterfront, is comprised of a regional cooperative of 160 businesses and agricultural producers within 30 miles of the market, including farmers in Tompkins County and the surrounding counties of Cayuga, Seneca, Cortland, Tioga, Chemung, and Schuyler. While the relocation of the NYS DOT maintenance facility offers a new opportunity to expand the Ithaca Farmers Market, Ithaca doesn't have funding to immediately capitalize on this growth and must ensure that any contamination issues do not hinder private development and farmers market expansion.

## ii. Threats to Sensitive Populations

**1. Health or Welfare of Sensitive Populations** – Considering prior uses, Ithaca expects that targeted brownfields could be contaminated by the following: high concentrations of perchloroethene, vinyl chloride, volatile or phenolic compounds; polychlorinated biphenyls (PCBs) and heavy metals including arsenic, cadmium, chromium, lead, mercury, nickel, and zinc; asbestos-containing materials and debris; and petroleum contamination including gasoline, fuel oil, and free-floating petroleum products. EPA has designated some of these substances as priority pollutants, indicating they are carcinogenic, mutagenic and teratogenic. The existence of these contaminants poses significant health concerns, especially to populations sensitive to environmental contamination. Contaminated sites exacerbate the risk of cancer and non-cancer mortality for nearby low-income households, including the area’s high concentrations of pregnant women and infants. Census Tract 10 has a statistically significant population under 5 years old (nearly 50% greater than the national level). Women aged 15-50 years old in Census Tract 8 also give birth at almost double the national rate.

Vulnerable Populations	Census Tract 1	Census Tract 8	Census Tract 10	Ithaca	New York	United States
Children Under 5	2.4%	1.8%	<b>9.1%</b>	2.4%	5.9%	6.2%
Seniors Over 65	<b>15.0%</b>	4.8%	<b>17.4%</b>	5.8%	15.2%	14.9%
Pregnant Women (per 1,000)	0	<b>91</b>	25	20	47	52

Brownfields also yield negative psychological impacts on the greater Ithaca region as vacant sites and dilapidated areas impact surrounding business development and neighborhoods and result in blight, attract crime, and provide an easy target for illicit activities.

EPA funding will initiate the process to clean up these contaminants and reduce threats to the health and welfare of sensitive populations. Brownfields assessments of critical sites represent a first step in removing pollution and eliminating exposure pathways for Ithaca’s most vulnerable residents.

In addition to assessing and preparing key community sites for cleanup, Ithaca’s waterfront revitalization effort is critical to the success of the Cayuga Health System’s project at Carpenter Business Park. This project will bring the first medical center in central and downtown Ithaca and create much needed housing, community medical services, and jobs. Waterfront revitalization will also result in the expansion of the Ithaca Farmers Market and encourage individuals to eat local, healthy foods which is especially important as adult obesity in the County has increased from roughly 18% in 2004 to 24% in 2014, the latest available data year.

**2. Greater Than Normal Incidence of Disease & Adverse Health Conditions** – The assessment, cleanup, and reuse of brownfields will help reduce disease and adverse health conditions, especially in Ithaca’s minority populations. According to the NYS Department of Health, Tompkins County had nearly twice as many premature deaths between 2012-2014 for blacks (69.4%) and Hispanics (71.4%) than white residents (36.9%). Black residents had nearly three times the rate of asthma hospitalizations per 10,000 people (7.0) than white residents (2.6). Additionally, the Robert Wood Johnson Foundation’s County Health Rankings, measuring key health and quality of life indicators, ranked Tompkins County as only the 19<sup>th</sup> in New York for quality of life and 28<sup>th</sup> for physical environment. In particular, Tompkins County had a higher incidence than the state in particulate matter (PM 2.5 density) and over double the severe housing problems as the top national performers.

Among chronic disease indicators, cancers and asthma stand out in Tompkins County. According to the *Tompkins County Community Health Assessment 2013-2017*, cancer is the leading cause of death and premature death in the region at 154 deaths and 256 premature deaths per 100,000. The age-adjusted death rate for female breast cancer in Tompkins County is 24.4 per 100,000, above the state and Upstate medians. Colorectal cancer mortality, ovarian cancer incidence, prostate cancer



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mortality, and prostate cancer incidence rates for Tompkins County are also all higher than the Upstate median. Heart disease is the second highest cause of death in Tompkins County, with 138 deaths per 100,000, followed by chronic lower respiratory diseases at 35 per 100,000. Data also shows Tompkins County above the median value in Upstate New York for asthma hospitalizations.

Exposure to hazardous materials/petroleum is likely a contributor to poor health outcomes. A health monitoring program will be developed with the Tompkins County Health Department to evaluate these high incidence rates (especially with sensitive populations) and correlate the data to existing brownfields. Brownfields cleanup along this contaminated corridor will help to mitigate these risks.

**3. Disproportionately Impacted Populations** – Assessment funding will directly address and reduce threats to economically vulnerable populations, and this community-wide approach will allow Ithaca to efficiently target the most promising sites in the highest areas of need. Contaminated sites are clustered around main commercial corridors, along waterfronts, and in prime locations hindering new development. According to the U.S. Census Bureau, Ithaca struggles with serious income inequality and environmental justice disparities. The City has a high minority population (31.4%) and the per capita income for Ithaca is \$18,985, only 63.8% of the Tompkins County, 53.1% of New York, and 60.9% of national levels. Many sites fall within Census Tract 8 in Ithaca, which includes the Waterfront area and the Northside neighborhood. According to the EDA’s StatsAmerica tool, of the 1,075 housing units in Census Tract 8, 55.9% are renter occupied, compared to only 32% nationally. Moreover, 43.4% of residents in Ithaca live in poverty, compared to only 15.1% nationally.

	United States	New York	Tompkins County	Ithaca	Tract 1	Tract 8	Tract 10
Percent Minority	27.0%	36.2%	19.6%	<b>31.4%</b>	<b>30.8%</b>	23.4%	<b>28.1%</b>
Poverty Rate	14.6%	15.1%	20.4%	<b>43.4%</b>	<b>26.8%</b>	<b>29.0%</b>	<b>34.7%</b>
Median Household Income	\$57,652	\$62,765	\$56,200	<b>\$31,967</b>	<b>\$30,443</b>	\$52,292	<b>\$35,278</b>
Per Capita Income	\$31,177	\$35,752	\$29,759	<b>\$18,985</b>	\$35,477	<b>\$25,380</b>	<b>\$24,884</b>

Cleanup along the Waterfront will support environmental justice. Brownfields redevelopment will remove blight and increase pride. Revitalization will also create jobs for low-income residents.

### **b. COMMUNITY ENGAGEMENT**

**i. Project Partners & ii. Project Partner Roles** – Partners have been chosen because their clients/constituents include Ithaca’s target areas and sensitive populations. The missions of the following organizations are well-aligned with cleaning up/redeveloping brownfields. The primary avenue for their meaningful involvement is participation on the project’s Task Force, which will guide site selection and community engagement.

Partner Name	Specific Project Role
Ithaca Urban Renewal Agency – Nels Bohn, <a href="mailto:nbohn@cityofithaca.org">nbohn@cityofithaca.org</a> , (607) 274-6565	Ithaca Revitalization Task Force member, organize five workshops, participate at community meetings, lead site prioritization and engagement activities
West End Civic Association – a new president will be elected in 2020	Ithaca Revitalization Task Force member, supporting site prioritization and community engagement
Tompkins County Planning & Sustainability Department – Megan McDonald, <a href="mailto:mmcdonald@tompkins-co.org">mmcdonald@tompkins-co.org</a> , (607) 274-5560	Ithaca Revitalization Task force member, supporting site prioritization and community engagement, outreach beyond the City
Tompkins County Chamber of Commerce – Jennifer Tavares, <a href="mailto:jtavares@tompkinschamber.org">jtavares@tompkinschamber.org</a> , (607) 273-7080	Ithaca Revitalization Task force member, supporting site prioritization and community engagement, working with City to conduct outreach to Ithaca’s businesses
Tompkins County Area Development – Chuck Schwerin, <a href="mailto:chuck@tcad.org">chuck@tcad.org</a> , (607) 273-0005	Supporting site selection and working with the City to reach out to developers to encourage reuse

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City of Ithaca Parks, Recreation and Natural Areas Commission – Dan Cogan, <a href="mailto:dcogan@cityofithaca.org">dcogan@cityofithaca.org</a> , (607) 274-6512	Ithaca Revitalization Task Force member, host workshops and community meetings
Cornell University – Leslie Schill, <a href="mailto:lsf59@cornell.edu">lsf59@cornell.edu</a> , (607) 255-5237	Regional partner, in-kind assistance, and student collaboration

**iii. Incorporating Community Input** – The Ithaca Revitalization Task Force (Ithaca Urban Renewal Agency, West End Civic Association, Tompkins County Planning & Sustainability Department, Tompkins County Chamber of Commerce, and Ithaca Parks, Recreation and Natural Areas Commission) will communicate monthly with residents and prospective investors through workshops, newsletters, web sites, social media, and other tools. All written materials will be available in English and Spanish. The City’s web site will be a primary source of information with weekly video updates to share current activities. Traditional mass media, including the community newspaper (*Ithaca Journal*), local cable station (NY Local Ithaca) and area radio stations, will also be used to disseminate information. The City has used these methods with previous success with the development of the *Plan Ithaca* comprehensive plan.

Ithaca will strengthen public engagement and community partnerships by reaching out to vulnerable citizens, young families, senior citizens, and students. The purpose of this engagement is to share information, collect feedback and describe next steps. Input will also be gathered to shape reuse of assessed properties. Personnel from the Tompkins County Health Department will share information with residents on the safety of remediated brownfields. Engagement activities will occur after work hours, be centrally located and provide child care to maximize participation. Comment cards will be provided at meetings so that input can be captured and documented.

### III. TASK DESCRIPTIONS, COST ESTIMATES, & MEASURING PROGRESS

#### a. DESCRIPTION OF TASKS/ACTIVITIES & OUTPUTS

##### i. Project Implementation – Key actions of the Ithaca Revitalization Task Force include:

- The Ithaca Revitalization Task Force, comprised of public, private, and non-profit stakeholders, will guide and oversee the brownfields efforts and help leverage resources for specific projects.
- Ithaca will procure qualified environmental and planning experts to both address issues at targeted brownfield sites and advance revitalization and action plans.
- Ithaca will commence community outreach and engagement, with a community charrette, 5 workshops, and community meetings in specific neighborhoods.
- Ithaca will prioritize the use of assessment resources at targeted brownfields, based on the following site selection factors: redevelopment potential; protection of public health; possible interested buyer; community support; capacity to unleash further revitalization; ability to create jobs; likeliness to negotiate site access with property owners; and potential to leverage state and federal resources for cleanup and revitalization.
- Ithaca will negotiate access agreements from site owners.
- Consultants will conduct up to 8 Phase I assessments and up to 6 Phase II assessments.
- Ithaca and its planning consultants will engage the community in reuse and cleanup planning, informed by community workshops.

##### ii. Anticipated Project Schedule

Project Activity	Year 1				Year 2				Year 3			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Grant Management												
Task Force Meetings												
RFP for Consultants												
Hire Qualified Consultants												
Community Workshops												

## ITHACA COMMUNITY-WIDE ASSESSMENTS TO SPUR CAYUGA WATERFRONT INVESTMENTS

Site Selection											
Negotiate Access Agreements											
Phase I & Phase II Activities											
Cleanup & Reuse Planning											

**iii. Task/Activity Lead** – If awarded, Ithaca will start with the sites identified as priorities and expand upon that list with public input. The project manager and consultants will work with private property owners to negotiate access agreements in order to discuss issues and concerns with landholders up front. Permission will enable Ithaca to access properties; conduct interviews, photographs, site sketches, and air monitoring; collect waste, soil, surface water, sediment, and groundwater samples; install groundwater monitoring; and use equipment to perform activities as needed.

**Task 1 – Cooperative Agreement Oversight (\$12,400):** The budget includes funding for personnel to oversee the project and serve as a liaison with EPA Region 2 (\$2,500 each for hazardous substances and petroleum). City staff (\$40/hour for 125 hours) and their contractors (\$5,000) will manage the grant and be responsible for reporting. Travel expenses (\$2,000 total; \$550 for flights, \$150 for car rental, \$600 for lodging, \$300 for meals, and \$400 for conference fees) are included for up to two staff members to attend EPA and regional brownfields conferences to learn best practices and leverage resources. A limited amount of expenses (\$200 each for hazardous substances and petroleum) have been budgeted for supplies. *Lead* – Project management responsibilities will be conducted by Nels Bohn, Ithaca Urban Renewal Agency’s Director.

**Task 2 – Community Engagement (\$10,600):** The budget supports stakeholder, owner, and community engagement through 5 public workshops, neighborhood association meetings, newsletters, websites, social media, and print materials. Staff (\$3,000 in personnel for hazardous substances and \$2,000 for petroleum; \$40/hour for 125 hours) and consultants (\$3,000 for hazardous substances and \$2,000 for petroleum) will manage the outreach and education effort. Funding will also support supplies (\$300 each for hazard substances and petroleum). *Lead* – Nels will lead engagement activities, with support from the environmental contractor and reuse planning team.

**Task 3 – Phase I/II Assessments (\$186,000):** Activities include procurement of consultants; confirming of ranking criteria and site ranking; technical assistance on sites (tax records, mapping, etc.); and preparation of Sampling and Analysis Plans and Health and Safety Plans for Phase II Assessments. Ithaca estimates it will conduct up to 5 hazardous substance and 3 petroleum Phase I assessments (average cost \$3,500) and up to 4 hazardous substances and 2 petroleum Phase II assessments (average cost of \$25,000). Staff will manage the process (\$4,500 for hazardous and \$3,000 for petroleum; \$40/hour for 187.5 hours). Limited expenses (\$250 each for hazardous substances and petroleum) are budgeted for supplies (copies, materials, etc.). *Lead* – Procured environmental contractors will ensure that all Phase I and Phase II activities meet ATSM standards and comply with the All Appropriate Inquiries Final Rule.

**Task 4 – Reuse Planning (\$91,000):** Funding will support remedial and reuse plans (\$55,000 for hazardous and \$28,000 for petroleum) developed by land use professionals, including preparation of New York State Department of Environmental Conservation (NYS DEC) Brownfield Cleanup Program applications and third-party validation activities. Proposed activities include: a charrette to gather community input; development of an Analysis of Brownfields Cleanup Alternatives (ABCA) for sites to be remediated; an infrastructure needs assessment to identify upgrades required to support growth; a land use plan that considers cleanup strategies for high priority brownfield sites, green infrastructure, energy efficiency, and Complete Streets; and an implementation strategy with business recruitment approaches, identification of public and private revitalization resources, and a game plan for implementing the land use plan. Funding is included for Ithaca staff (\$4,500 for hazardous substances and \$3,000 for petroleum; \$40/hour for 187.5 hours) to manage planning activities. Limited expenses (\$250 each for hazardous substances and petroleum) are budgeted for supplies

## ITHACA COMMUNITY-WIDE ASSESSMENTS TO SPUR CAYUGA WATERFRONT INVESTMENTS

(copies, materials, meeting expenses, etc.). *Lead* – A planning team familiar with market analysis, infrastructure needs, land use planning, and funding/financing option will be contracted.

### iv. Outputs

Task	Outputs
Project Management	Formalization of Task Force and teams; quarterly reports; closeout report; & Assessment, Cleanup and Redevelopment Exchange System (ACRES) updates
Community Engagement	Community engagement plan; 5 community workshops; meetings with neighborhood groups; & web site, newsletters, fact sheets, etc.
Site Assessments	8 Phase I and 6 Phase II assessments; 1 generic QAPP; & 6 site-specific QAPP addenda
Cleanup/Reuse Planning	1 community charette; ABCAs for sites to be remediated; assessment of existing infrastructure assets and upgrades needed to support reuse; sustainable land use plan; & detailed implementation strategy that includes brownfields cleanup priorities, business recruitment approaches, public and private resources that can support revitalization, and a game plan for implementing the land use plan

### b. COST ESTIMATES

Ithaca seeks \$195,000 of Hazardous Substances funds and \$105,000 of Petroleum resources. Of the proposed budget, 62% of grant funds will be spent on assessments and 30.3% will be dedicated to planning. The budget has been developed with input from qualified environmental experts.

Budget Categories	Task 1	Task 2	Task 3	Task 4	TOTAL
<b>Personnel</b>	\$2,500 Haz., \$2,500 Pet.	\$3,000 Haz., \$2,000 Pet.	\$4,500 Haz., \$3,000 Pet.	\$4,500 Haz., \$3,000 Pet.	\$25,000
<b>Fringe Benefits</b>	\$0	\$0	\$0	\$0	\$0
<b>Travel</b>	\$1,000 Haz., \$1,000 Pet.	\$0	\$0	\$0	\$2,000
<b>Equipment</b>	\$0	\$0	\$0	\$0	\$0
<b>Supplies</b>	\$200 Haz., \$200 Pet.	\$300 Haz., \$300 Pet.	\$250 Haz., \$250 Pet.	\$250 Haz., \$250 Pet.	\$2,000
<b>Contractual</b>	\$3,000 Haz., \$2,000 Pet.	\$3,000 Haz., \$2,000 Pet.	\$117,500 Haz., \$60,500 Pet.	\$55,000 Haz., \$28,000 Pet.	\$271,000
<b>Other</b>	\$0	\$0	\$0	\$0	\$0
<b>Total Direct Costs</b>	\$12,400	\$10,600	\$186,000	\$91,000	\$300,000
<b>Indirect Costs</b>	\$0	\$0	\$0	\$0	\$0
<b>TOTAL</b>	\$12,400	\$10,600	\$186,000	\$91,000	\$300,000

**c. MEASURING ENVIRONMENTAL RESULTS** – Ithaca will track key outputs to measure progress, including sites identified, reuse plans developed, workshops and community events held, new community partnerships formed, qualified consultants hired, and stakeholders engaged. Ithaca will also track critical outcomes, including the amount of funding leveraged, number of acres assessed, number of brownfield cleanups on sites assessed with federal and non-federal funding, megawatt-hours of onsite renewable energy generated, number of jobs created from reuse, and private investment leveraged. A work plan, to be approved by EPA, will guide project results. The project manager will evaluate progress based upon milestones identified in the work plan. Internal project management software will be used to ensure that assessment and reuse planning activities are moving along, and that project outputs and outcomes are being achieved. This will provide safeguards that grant funds are expended in a timely and efficient manner. Data will be regularly entered into ACRES.

### IV. PROGRAMMATIC CAPABILITY & PAST PERFORMANCE

#### a. PROGRAMMATIC CAPABILITY

**i. Organizational Structure** – The Ithaca Urban Renewal Agency administers the City’s \$1.2 million annual U.S. Department of Housing and Urban Development (HUD) Entitlement Grant program that issues, and monitors roughly 25 awards every year. Additionally, it operates over \$5 million in revolving loan funds for affordable housing and small businesses. The Ithaca Urban Renewal Agency employs four staff, including an accountant and a grants monitor. The City will develop a detailed work plan with clear milestones and responsibilities. Performance measures will be established to assess progress. To ensure that the project is on schedule, status updates will be incorporated into the City’s reporting structure. Staff will also meet regularly with key partners.

**ii. Description of Key Staff** – Nels Bohn, Director of the Ithaca Urban Renewal Agency, will lead project implementation. He holds an MPA from the University of Indiana- Bloomington and has over 30 years of experience in urban planning. He has successfully administered an EPA Brownfield Cleanup grant, a NYS Environmental Restoration Grant, and other awards from HUD, New York, and various affordable housing programs. JoAnn Cornish, the Director of Planning & Development, will provide overall supervision and approve criteria for selection of site assessments. JoAnn manages the Planning, Zoning, Economic Development, and Code Enforcement divisions for the City. Charles Pyott, Ithaca Urban Renewal Agency’s Grants Monitor, has over 10 years of professional experience. He will prepare grant agreements, review vouchers, monitor compliance, and complete reporting requirements. Kim Cook, Ithaca Urban Renewal Agency’s accountant, has provide financial management services for 8 years. She will be responsible for reviewing cost documentation and issuing grant funds. The project team provides not only the qualifications, expertise, and experience to manage the grant, but also a redundancy to ensure compliance if there is turnover.

**iii. Acquiring Additional Resources** – In addition, top brownfields and planning professionals, procured following local, state, and federal procurement standards, will support community engagement activities; conduct Phase I and Phase II assessments; and develop cleanup and reuse plans. The NYS DEC will provide technical assistance, share best practices and review cleanup plans. The City will work with prospective purchasers to enroll sites into New York’s Voluntary Cleanup Program. The Tompkins County Health Department will work with Ithaca to evaluate environmental health; help identify/verify off-site health threats posed by identified contamination; identify related toxicological issues and perform risk evaluations with assistance from the Agency for Toxic Substances and Disease Registry (ATSDR); design and conduct notification/education programs; and coordinate health and blood testing to improve and support health outcomes.

#### b. PAST PERFORMANCE & ACCOMPLISHMENTS

##### i. Currently Has or Previously Received an EPA Brownfields Grant

**1. Accomplishments** – Ithaca previously received a \$200,000 Cleanup grant (BF-96288614). Funds helped complete Interim Remedial Measures to remove lead-impacted soils at the “Island” and the “Raceway” areas of the 1.2-acre City-owned Ithaca Falls Overlook brownfield site, adjacent to the former Ithaca Gun factory site. These funds were used to complete remediation of environmental contamination caused by Ithaca Gun operations. The NYS DEC issued a Record of Decision in September 2017 requiring “No Further Action” and a Certificate of Completion on October 4, 2018 for the Ithaca Falls Overlook site. The project was reported in ACRES and final closeout notification from EPA was received on October 18, 2018. The property new use is senior living.

**2. Compliance with Grant Requirements:** The project complied with the approved workplan, schedule, and terms and conditions of the prior grant, including periodic performance reporting. The final report was submitted to EPA on August 21, 2018. The grant was closed out in 2018 when ACRES reporting was completed. All EPA grant funds awarded were expended.

**Threshold Criteria  
City of Ithaca, New York**

**1) APPLICANT ELIGIBILITY**

The City of Ithaca is a unit of local government, and a political subdivision under the laws of the State of New York.

**2) COMMUNITY INVOLVEMENT**

The Ithaca Revitalization Task Force (Ithaca Urban Renewal Agency, Neighborhood Association, Tompkins County Planning & Sustainability Department, Tompkins County Chamber of Commerce, and Ithaca Parks, Recreation and Natural Areas Commission) will communicate monthly with residents and prospective investors through workshops, newsletters, web sites, social media, and other tools. All written materials will be available in English and Spanish. The City's web site will be a primary source of information with weekly video updates to share current activities. Traditional mass media, including the community newspaper (*Ithaca Journal*), local cable station (NY Local Ithaca) and area radio stations, will also be used to disseminate information. The City has used these methods with previous success with the development of the *Plan Ithaca* comprehensive plan.

Ithaca will strengthen public engagement and community partnerships by reaching out to vulnerable citizens, young families, senior citizens, and students. The purpose of this engagement is to share information, collect feedback and describe next steps. Input will also be gathered to shape reuse of assessed properties. Personnel from the Tompkins County Health Department will share information with residents on the safety of remediated brownfields. Engagement activities will occur after work hours, be centrally located and provide child care to maximize participation. Comment cards will be provided at meetings so that input can be captured and documented.

**3) EXPENDITURE OF ASSESSMENT GRANT FUNDS**

The City of Ithaca has no active EPA Brownfields Assessment Grants.

## Application for Federal Assistance SF-424

\* 1. Type of Submission:

- ☐ Preapplication  
☒ Application  
☐ Changed/Corrected Application

\* 2. Type of Application:

- ☒ New  
☐ Continuation  
☐ Revision

\* If Revision, select appropriate letter(s):

\* Other (Specify):

\* 3. Date Received:

12/03/2019

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

### State Use Only:

6. Date Received by State:

7. State Application Identifier:

### 8. APPLICANT INFORMATION:

\* a. Legal Name:

City of Ithaca

\* b. Employer/Taxpayer Identification Number (EIN/TIN):

\* c. Organizational DUNS:

0758146080000

### d. Address:

\* Street1:

108 East Green Street

Street2:

\* City:

Ithaca

County/Parish:

Tompkins

\* State:

NY: New York

Province:

\* Country:

USA: UNITED STATES

\* Zip / Postal Code:

14850-5614

### e. Organizational Unit:

Department Name:

Division Name:

### f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

\* First Name:

Nels

Middle Name:

\* Last Name:

Bohn

Suffix:

Title: Director of Community Development

Organizational Affiliation:

City of Ithaca

\* Telephone Number:

607-274-6547

Fax Number:

\* Email:

nbohn@cityofithaca.org

## Application for Federal Assistance SF-424

### \* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

### \* 10. Name of Federal Agency:

Environmental Protection Agency

### 11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

### \* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-19-05

\* Title:

FY20 GUIDELINES FOR BROWNFIELD ASSESSMENT GRANTS

### 13. Competition Identification Number:

Title:

### 14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

### \* 15. Descriptive Title of Applicant's Project:

Ithaca Community-Wide Brownfield Assessment

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments



**Application for Federal Assistance SF-424****16. Congressional Districts Of:**\* a. Applicant \* b. Program/Project 

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**\* a. Start Date: \* b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="300,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="300,000.00"/>

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ \*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:  \* First Name:

Middle Name:

\* Last Name:

Suffix:

\* Title: \* Telephone Number:  Fax Number: \* Email: \* Signature of Authorized Representative:  \* Date Signed: